

**REGULAR MEETING MINUTES
ZONING BOARD OF APPEALS
WEDNESDAY, JULY 16, 2014**

TOUR

No tour was conducted.

The Zoning Board of Appeals held a public hearing in Legislative Chamber, Room 314, Town Hall, 50 South Main Street, West Hartford, on Wednesday, July 16, 2014 at 7:00 P.M.

PRESENT: Commissioners: Foley, Neville, Smilowitz; Alternates Doyle and DiMatteo
Secretary to Zoning Board of Appeals: Brian Pudlik

ABSENT: Chairmen Grise; Commissioner Sadinsky

HEARING LEGALLY ADVERTISED ON:
Thursday, July 3, 2014
Thursday, July 10, 2014

DECISIONS FILED WITH THE CLERK AND HARTFORD COURANT:
Tuesday, July 22, 2014

EFFECTIVE DATE: Wednesday August 6, 2014.

At the regular meeting of the Zoning Board of Appeals the following actions were taken:

#25-14 **15 Concord Street** – Petition of S. Weinstein & M. Roth requesting a variance to Section 177-20, Obstructions in yards. Requesting an 18.7 foot variance to the required 30 foot rear yard setback in order to connect the existing one-story structure to a new home to be built on this newly created lot, per plans on file.
R-10 ZONE

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1. **No legal hardship could be established from the testimony provided.**
2. **Granting of the variance is not necessary for the reasonable use of the property.**

VOTE: 0-5 Voting in favor: None

**Opposed: Commissioners DiMatteo (seated for Grise), Doyle (seated for Sadinsky),
Foley, Neville, and Smilowitz**

Petition denied.

#26-14 **43 Geneva Avenue** – Petition of S. Greaney requesting a variance to Section 177-6(D), Standards for One-Family Residence Districts. Requesting a 5 foot variance to the 100 foot minimum lot depth requirement in order to establish this existing lot as a legal building lot per the existing maps on file.
R-6 ZONE

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner DiMatteo (seated for Grise). In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The Board found that there were conditions especially effecting the land for which the variance was sought.**

VOTE: 4-0; Voting in favor were Commissioners: DiMatteo (seated for Grise), Doyle (seated for Sadinsky), Foley and Smilowitz.

Opposed- 0

Petition unanimously approved.

#27-14 465, 469, 473 New Park Avenue – Petition of First Hartford Realty Corporation, requesting location approval to operate a gasoline refueling station pursuant to C.G.S. §14-321.
BG Zone

Petition withdrawn at the request of the applicant

Commissioner Neville made a motion approve the minutes of June 18, 2014; second by Commissioner Doyle.

VOTE: 5-0 Unanimously Approved.

Commissioner Neville made a motion to adjourn; second by Commissioner Foley. VOTE: 5-0. Unanimously Approved.

Respectfully Submitted,

Brian Pudlik
Secretary to the Zoning Board of Appeals

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